

**RIVERDALE LAND USE ADVISORY COMMITTEE
MINUTES OF THE MEETING
JANUARY 19, 2016**

CALL TO ORDER A meeting of the Riverdale Land Use Advisory Committee was called to order at 6:30 p.m. All committee members were present as follows: Scot Hedstrom, Hank Galpin, Denise Rowell and Lacy Galpin. Twelve people were present including the committee members.

APPROVAL OF MINUTES Hank Galpin motioned that the minutes of the last meeting, 6-15-15, be approved. Denise Rowell seconded it. The motion passed unanimously.

OLD BUSINESS None.

NEW BUSINESS

1. Review a zone variance request by Winter Park Ventures/ Majestic Valley Arena to Section 5.11.040(1)(A-C), 'Permitted signs in AG-80, AG-40, AG-20, SAG-10, SAG-5, CCC-1 and CCC-2 districts...' of the Flathead County Zoning Regulations. The property is located at 3630 Highway 93 North and zoned SAG-5.

Eric Mack presented the zone variance request for proposed signage. He explained that the 9 necessary criteria had been met based on findings of fact. He cited safety issues regarding the necessity for signage. Of particular note was the fact there isn't a deceleration lane for traffic and the dangerous effect that has on large and very heavy trucks and trailers turning into the arena. The entrance is difficult to see which results in dangerous braking or turning around. He answered questions regarding the dimensions, appearance and location of the proposed signage and quoted from the zoning regulations.

Erica Wirtala of Sands Surveying, Inc. made a presentation on behalf of the applicants. She stressed the importance of signage for the same safety reasons as stated above. She described the various events that take place at the arena and the large volume of people attending them and difficulty the public has locating the entrance.

The owners of Majestic Valley arena reiterated the necessity of signage for safety reasons. They pointed out that live weight shifts in trailers when braking and the speed limit on Highway 93 has increased since the arena was built. They answered questions in regard to the size, location and design of the signage.

Public comments were in agreement that there is a safety issue and that well-lit signage is necessary.

Hank Galpin made a motion to recommend approval of the application. Scot Hedstrom seconded it. It passed unanimously.

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2. Review a zone change request by Winter Park Ventures and Majestic Valley Arena to change the zoning on a parcel containing 37.63 acres from SAG-5 to B-3. The parcel is located at 3630 Highway 93 North, Kalispell, MT.

Eric Mack presented the zone change request. He explained B-3 zoning and what the zone change would entail. He answered questions regarding a letter from the City of Kalispell and the jurisdiction Tom Jenz has. He answered questions regarding PUDs and allowed uses under B-3 zoning that don't require a PUD such as a hotel. He explained that a hotel would not be allowed without City water and sewage. There was a discussion regarding the City's capacity.

Erica Wirtala of Sands Surveying, Inc. made a presentation on behalf of the applicants and then gave the floor to the applicants who expressed the following: They amended their request from 134.78 acres to 37.63 acres to appease Tom Jenz/Kalispell; they needed a zone change to interest a hotelier and then they would take it to the PUD level; they needed a zone change prior to requesting City water and sewer or it would be putting the cart before the horse. Concern about the possibility of a big box store or shopping mall being built was expressed. The applicants said they wouldn't do that. Erica Wirtala said that if something like that came up in the subdivision process, recommended approval could be denied at that time by the RLUAC because of policies in the Riverdale Plan.

There was a discussion that B-3 zoning on the subject property would not be spot zoning because B-2 zoning is directly across the highway to the east, storage buildings are to the north and commercial zoning in Silverbrook Estates is directly to the south.

Hank Galpin made a motion to recommend approval of the zone change request. Denise Rowell seconded it. It passed unanimously.

ADJOURNMENT

Scot Hedstrom adjourned the meeting at 7:38 p.m.